

**THE MINUTES OF THE MEETING  
OF THE  
BOARD OF DIRECTORS  
OF THE  
LAKEWOOD SHORES HOMEOWNERS ASSOCIATION**

August 14, 2025

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of the **Lakewood Shores Homeowners Association** held *via teleconference* on August 14, 2025. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 7:15 p.m.

**BOARD MEMBERS PRESENT**

Jeremy Ancalade, President; Jim Garibaldi, Vice-President; Freddy Espinoza, Treasurer; Douglas Armstrong, Secretary; Marylou Garibaldi, Member at Large; Annalisa Brizuela, Member at Large.

**BOARD MEMBERS ABSENT**

None

**MANAGEMENT**

Wendy Mullens of The Management Trust (TMT) was present.

**OTHERS PRESENT** (excluding homeowners)

None

**VENDOR PRESENTATION**

None

**ANNOUNCEMENTS**

None

**EXECUTIVE DISCLOSURE**

It was noted that during the Executive Session held immediately prior to the General Meeting the Board approved Meeting Minutes and discussed delinquencies, and violations.

**CONSENT AGENDA**

Ancalade moved to approve the following:

- the Minutes of the Regular Session held July 15, 2025
- the June 2025 Financial Report (subject to audit)

Armstrong seconded the motion which passed unanimously.

**HOMEOWNER FORUM**

**232** -- Homeowner noted that agendas sent for this Board Meeting contained neither the Zoom link nor the correct start time. Management apologized for the errors.

**113** -- Homeowner requested that the HOA add pickleball lines to the tennis courts.

**7** -- Homeowner noted that noise-mitigation work on the waterfalls on Block 1 is in progress.

**151** -- Homeowner expressed discontent with the performance of the HOA's current vendor for maintenance of lakes/streams and made inquiries concerning the possibility of switching to a new vendor; Management noted she is currently seeking bids for such.

**COLLECTIONS / LIENS**

**Liens:**

- In accordance with California Civil Code §5650-5740, a motion was made by Ancalade, seconded by Breyer, and unanimously approved recording a lien on property identified as **Acct. #6392852080** (outstanding balance: \$1,664.48), in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.
- In accordance with California Civil Code §5650-5740, a motion was made by Ancalade, seconded by Breyer, and unanimously approved recording a lien on property identified as **Acct. #6393246227** (outstanding balance: \$1,673.11), in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.

**Foreclosures:** None

**Write-offs:** None

**Advanced Collections:** None

**MANAGEMENT UPDATE**

- *Action Items:* The most recent report was briefly reviewed.
- *Work Orders:* Management briefly noted various items in progress.
- *Homeowner Correspondence:*
  - *Unit 103:* The Board reviewed a request from Homeowner that the HOA remove all landscaping proximate to the bottom of unit's stairs. The matter was tabled, with Management to consult with Harvest Landscape.
  - Management noted a report claiming a resident of a property abutting the Community is dumping concrete over the wall and into the HOA's organics bin. Management noted she will research options for redressing said activity.
  - *Unit 8:* Management briefly reviewed plumbing repairs resulting from damage caused by an HOA tree.

